



# Substantial detached family home and annexe

**Waller Gardens, Bath**

Freehold





Entrance hall • sitting room • cloakroom • kitchen/dining room • utility • 4 bedrooms (1 en suite) • bathroom • garden • driveway parking • double garage • annexe (open plan living/bedroom, separate shower room)

### Description

This beautifully-presented detached family house sits on an excellent size corner plot with a generous double garage and accommodation above.

The property has accommodation arranged over two floors with a generous fully integrated open-plan kitchen/dining room to the rear with garden access, utility room, cloakroom and main reception room on the ground floor. The first floor has 4 bedrooms, a family bathroom, and an en suite shower room.

One of the excellent features of the property is the substantial garage with an electric roller-shutter door. Above the garage is a self-contained annexe constructed by the current owners. This has been designed to be additional accommodation or a holiday let with its own bathroom and open-plan living space. This room would make an excellent home office/gym or studio.

### Outside

Externally there is a fenced rear garden with artificial grass, a terrace and off-street parking for numerous cars.

### Situation

Waller Gardens is located on the northern side of Bath in an area known as Ensleigh in Lansdown. Ensleigh has a range of new build flats and houses but few offer the flexibility of this property. Local schools are nearby including St. Stephen's, the Royal High School and Kingswood, with bus services into the city centre for other Bath schools.

The World Heritage City of Bath is famed for its wealth of culture, educational and sporting facilities, retail outlets and historic buildings. Bath Spa railway station provides mainline access to London Paddington (from 75 minutes) and the city of Bristol. The M4 Junction 18 is approximately 8 miles north, and the A36 provides links to the south. Bristol International airport is approximately 20 miles west.

### Tenure

Freehold

### Energy Performance

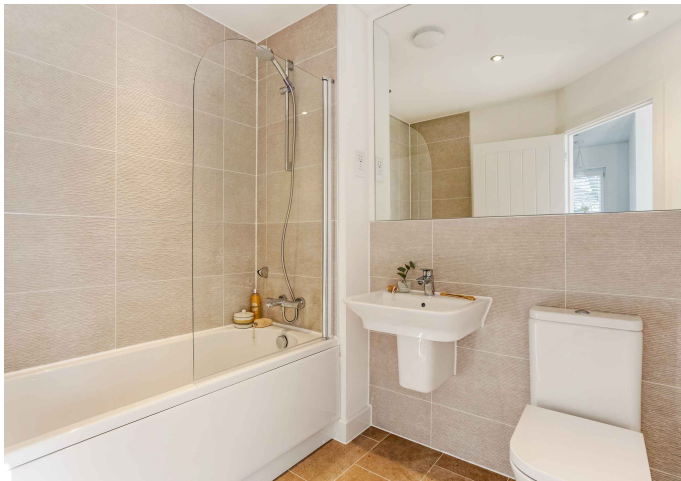
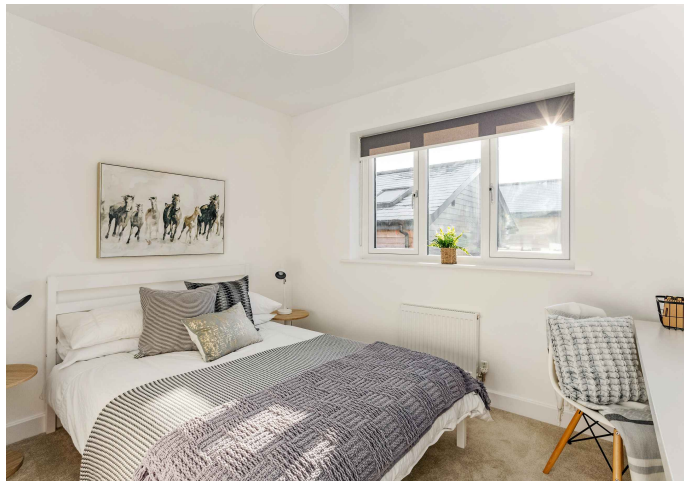
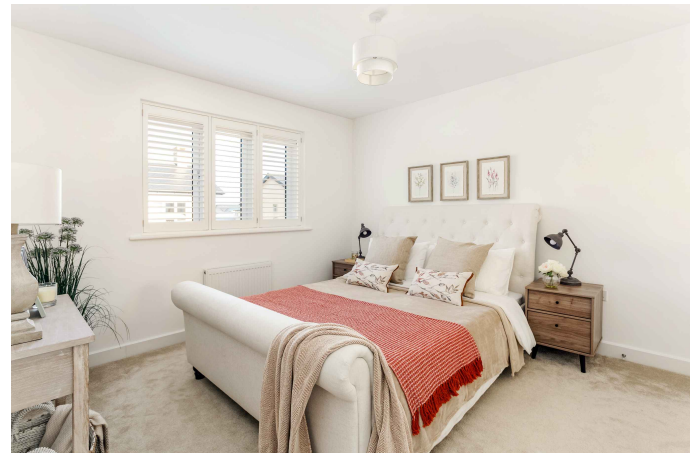
A copy of the full certificate is available upon request.

### Viewing

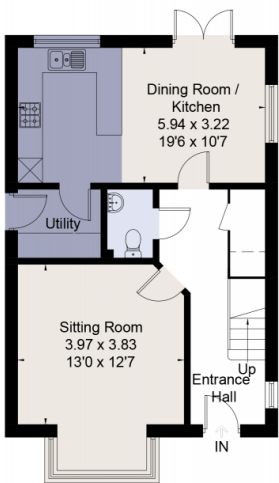
Strictly by appointment with Savills.



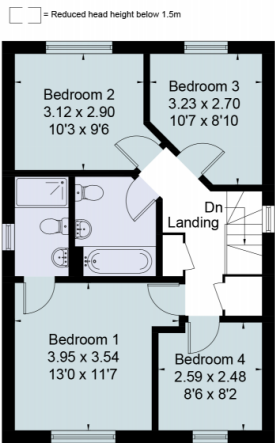




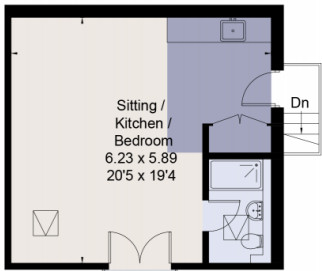
Approximate Area = 110.4 sq m / 1188 sq ft  
Annexe = 37 sq m / 398 sq ft  
Garage = 32.2 sq m / 346 sq ft  
Total = 179.6 sq m / 1932 sq ft  
Including Limited Use Area (0.5 sq m / 5 sq ft)  
For identification only. Not to scale.  
© Fourwalls



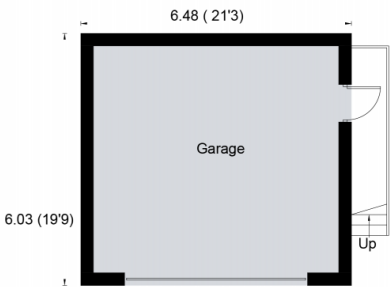
Ground Floor



First Floor



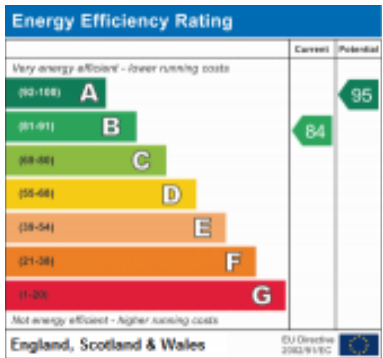
Outbuilding - First Floor



Outbuilding - Ground Floor

(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 270817



For identification only. Not to scale. © 20210108CC

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

